



Queens Road, SE15 | Guide Price £425,000

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In General

- Over 1,000 sqft of internal space
- Two generous double bedrooms
- Two bathrooms
- Chain free
- Seconds from Queens Road Peckham Station

In Detail

**** Guide Price £425,000 - £450,000 **** Set within a secure, well maintained development, this larger than average two bedroom, two bathroom apartment offers over 1,000 sqft of thoughtfully arranged living space. Located on the second floor and offered chain free, it's tucked away in a well connected yet quiet pocket of Peckham.

At the heart of the home is a bright and generously proportioned open plan kitchen and reception room, complete with full height windows that flood the space with natural light and a well equipped kitchen. Both bedrooms are true doubles with excellent proportions, whilst the two bathrooms offer one with a full sized bath and the other with a walk in shower. Additional hallway storage adds to the practicality.

Just moments from Queens Road Peckham Station, the flat benefits from direct links to London Bridge, Shoreditch and Clapham Junction, with New Cross Gate and Peckham Rye stations also within easy reach. Local favourites including Peckham Cellars, Kudu, Well & Fed, and Blackbird Bakery are right on your doorstep.

EPC: B | Council Tax Band: C | Lease: 109 years remaining | SC: £1,300 pa | GR: £250 pa | BI: Incl. in SC

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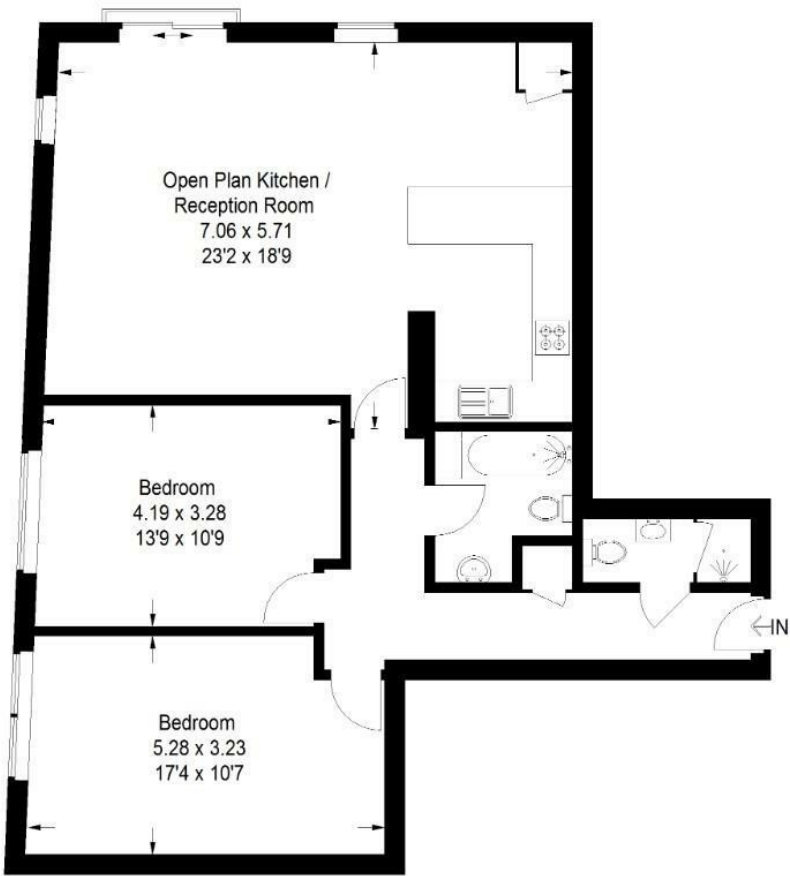
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Floorplan

Queens Road, SE15

Approximate Gross Internal Area
93.5 sq m / 1006 sq ft



Second Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
81-101 B	82	84
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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